

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING**

July 28, 2014

The Wethersfield Zoning Board of Appeals held a public hearing on July 28, 2014 at 7:00 PM at Town Hall, Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

PRESENT: Daniel Logan, Vice Chairman
Morris Borea
Eugene Ziurys, Jr
David Gustafson, Alternate, Acting Clerk
Robert Cobb, Alternate
Michael Vieira, Alternate

ABSENT: Thomas J. Vaughan, Jr., Chairman

Also Present: Monica Holloway – Zoning Enforcement Officer
Fred Valente - Building Official

Vice Chairman Logan opened the meeting at 7:00PM. He explained the procedures of the meeting and hearing. He asked if there was anyone present who wished to speak on anything other than what is on the night's Agenda. There was no one from the audience who wished to speak.

Application No. 6140-14 Christopher and Elizabeth Roth, seeking a variance to install an air conditioning condenser unit on the north side of the home having less than the required yard at 101 Boulter Road, West Side, A-1 Zone (§3.7)

Christopher and Elizabeth Roth, 101 Boulter Road, Wethersfield, CT appeared before the Board seeking a variance to install an air conditioning condenser unit having less than the required yard. Mr. Roth explained that a 12' clearance to the property line is required; however there is only 10.5' of clearance, therefore he is looking for approximately a 2' variance. He explained that there is the same issue on the south side of the home, adding that the south side would also have a slope to contend with.

Commissioner Gustafson stated that a letter was received from David and Caroline Francis in favor of this application. Mr. Roth stated that they are the homeowners on the north side that would be most affected by this variance.

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Commissioner Borea confirmed that a 1.5' variance is needed. Mr. Valente stated that this was correct.

Vice Chairman Logan questioned the size of the unit. Mr. Roth stated that it is approximately 3' by 3'.

Commissioner Gustafson questioned the visibility to the road. Mr. Roth that stated there are ferns around the unit; however they are not yet the full height of the unit.

There were no further questions or comments from the Board.

There was no one in the audience who wished to speak in favor of or in opposition to this application.

Application No. 6141-14 Michael A. Boccaccio, seeking a variance to construct two staircases having less than the required front yard at 521-523 Jordan Lane, South side, B Zone (§3.7)

Michael Boccaccio, 521-523 Jordan Lane, Wethersfield, CT appeared before the Board seeking a variance to construct two staircases having less than the required front yard. Mr. Boccaccio stated that he is a part time Wethersfield Resident, stating that he is a Pastor in Norwalk, CT but lives in his families' residence 3 or 4 days a week.

Mr. Boccaccio stated that there is no possible way to build a staircase 65' from the road as the regulations require.

Commissioner Gustafson questioned if the existing staircase is being replaced. Mr. Boccaccio confirmed that it is and another staircase is being added as this is a duplex and this way both apartments will have their own entrance instead of a shared staircase as it is now.

Vice Chairman Logan questioned the age of the home. Mr. Boccaccio stated that it was built a long time ago, when this area was all farmland and there were no sidewalks. He stated that it could be 100 years old.

Commissioner Cobb confirmed that if the home were built today it would not be in compliance. Mr. Valente stated that was correct; adding that the existing staircase does not have a landing which is now required.

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There were no further questions or comments from the Board.

There was no one in the audience who wished to speak in favor of or in opposition to this application.

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Vice Chairman Logan

Commissioner Gustafson, Acting Clerk

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PRESENT: Daniel Logan, Vice Chairman
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Robert Cobb, Alternate
Michael Vieira, Alternate

ABSENT: Thomas J. Vaughan, Jr., Chairman

Also Present: Monica Holloway – Zoning Enforcement Officer
Fred Valente - Building Official

DECISIONS FROM PUBLIC HEARING

Voting Members: Vice Chairman Logan, Commissioner Borea, Commissioner Ziurys, Jr., Commissioner Gustafson, and Commissioner Cobb.

Application No. 6140-14 Christopher and Elizabeth Roth, seeking a variance to install an air conditioning condenser unit on the north side of the home having less than the required yard at 101 Boulter Road, West Side, A-1 Zone (§3.7)

Upon motion made by Commissioner Borea, seconded by Commissioner Cobb and a poll of the Board it was unanimously voted that the above application **BE APPROVED** as presented.

Voting Members: Vice Chairman Logan, Commissioner Borea, Commissioner Ziurys, Jr., Commissioner Gustafson, and Commissioner Cobb.

Application No. 6141-14 Michael A. Boccaccio, seeking a variance to construct two staircases having less than the required front yard at 521-523 Jordan Lane, South side, B Zone (§3.7)

Upon motion made by Commissioner Ziurys, Jr. seconded by Commissioner Borea and a poll of the Board it was unanimously voted that the above application **BE APPROVED** as presented.

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APPROVAL OF MINUTES

Upon motion made by Commissioner Borea seconded by Commissioner Cobb and a poll of the Board it was unanimously voted that the Minutes of February 24, 2014 **BE APPROVED**.

Upon motion made by Commissioner Cobb seconded by Commissioner Borea and a poll of the Board it was unanimously voted that the Minutes of April 28, 2014 **BE APPROVED**.

The Minutes of June 23, 2014 were **TABLED**.

ADJOURNMENT

The meeting was adjourned at 7:30 PM.

WETHERSFIELD ZONING BOARD OF APPEALS
VICE CHAIRMAN LOGAN

Commissioner Gustafson, Acting Clerk

I hereby certify that the above is a true copy of the minutes of the Zoning Board of Appeals on

Commissioner Gustafson, Acting Clerk